



Shaffer, McLauchlin & Stover, LLC  
Attorneys at Law

Gina D. Shaffer | Eric E. McLauchlin | Bradley R. Stover | Tracey D. McLauchlin | Courtney K. Brust

June 5, 2015

Department of Planning  
And Zoning  
Harford County, Maryland  
Attn: Bradley Killin, Director  
220 South Main Street  
Bel Air, MD 21014

RECEIVED

JUN - 8 2015

Harford County, Dept. of Planning

Harford County Council  
Attn: Mylia Dixon, Council Administrator  
220 South Main Street  
Bel Air, MD 21014

Re: Laurel Grove – North Side of Laurel Brook Road/West of Intersection with  
Gunpowder Farms Road  
25 Lot Residential Subdivision  
Community Input Meeting Held May 11, 2015 6:00 p.m.  
Fallston Public Library  
Our File No.: 2990.09

To Whom It May Concern:

Pursuant to Section 268-20(I) of the Subdivision Regulations of Harford County, please allow this letter to constitute a summary of the above-referenced Community Input Meeting. Enclosed you will find copies of the following documents:

1. Attendance Sheet.
2. Transcript of proceedings taken by Planet Depos.
3. Written comments of community members.

Should you have any questions, please feel free to contact me.

June 5, 2015

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With kindest regards, I am

Sincerely,

A handwritten signature in black ink, appearing to read 'B. Stover', with a stylized flourish at the end.

Bradley R. Stover  
[brad@smslawoffice.com](mailto:brad@smslawoffice.com)

BRS/ccn

Enclosures

cc: Mr. Fred Sheckells (w/enclosures)  
Mr. Robert Wilson, P.E. (w/enclosures)

# COMMUNITY INPUT MEETING SIGN-IN SHEET

DEVELOPMENT: LAUREL GROVE

5/11/15

FALLSTON PUBLIC LIBRARY

NAME	ADDRESS	E-MAIL	TELEPHONE
Jen Hawk	2603 Gunpowder Farms	JHawk@comcast.net	410-877-7155
Juan Rodriguez	1201 Laurel Brook Rd	JRodriguez.based@gmail.com	443-934-7184
Phil & Linda Brundrett	1707 Chateau Ct.	brundrett1@verizon.net	410-893-2465
Mike Kelly	2516 Laurel Brook Rd. Fallston	MDKELLY79@hotmail.com	410-877-7345
Jess Cooper	2710 Fallsmount Dr.	pm.cooper@hotmail.com	410-652-6011
Beth Scheir GFA		befedine@comcast.net	
Ray Kelly	2608 Laurel Brook Rd Fallston	DERUM742@verizon.net	410-877-0523
Faye Zydurs	1705 CHATEAU ST. FALLSTON, MD	zydalis@verizon.net	410-877-1912
Dave Brulinski	2608 Gunpowder Farms Rd Fallston, MD 21047	David.Brulinski@DILL.com	
Kathy Jackson	1730 Laurel Brook Rd Fallston, MD 21047	Kathy.jackson166@gmail.com	443-756-9177
De & Joan Parkinson	1715 Laurel Brook Rd	joelkey1243@New.lm	410-375-3214
Dave Seabor	1707 Laurel Brook Rd	davesaborn@gmail.com	443-621-1009

environmental.com

\*  
not plan

	fall 5th MO 2007			
CAROL SCHWARTZ	2513 Crestview Drive	CAROLANNU7@verizon.net	410-459-7935	
Anne Schwaiger	2574 Crestview Lane	—	410-819288	
Edgar Hicks	2620 Gunpowder Farms		410-877-8255	
Ed Benesch	1705 Laurel Brook		443-617-6418	
Todd Brown	2708 Fellsbrook Manor		443-321-6762	
Joel + Erica Strautin	2622 Gunpowder Farms Rd	jstrautin@gmail.com	443 695 1354	
Debra L. Smyth	2712 Parkside Ct.	NEWTHARBOR2@VERIZON.NET	410-877 2875	
Henry Daley	2710 Parkside Ct			
Sabiston	1708 Laurel Brook		410-4914860	
Mathai	2524 Burgundy Dr	sandy.mathai@gmail.com	410803265	
Steve Ambrosich	2616 Gunpowder Farms Rd.	ambro44@verizon.net	970-250-2413	
Frank DeLong	1735 Laurel Brook Dr.	gachumaker2@verizon.net		
Geo H Bachman	2621 Clare Dr.	us6860@verizon.net	410-207-3093	

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# COMMUNITY INPUT MEETING SIGN-IN SHEET

DEVELOPMENT: LAUREL GROVE

5/11/15

## FALLSTON PUBLIC LIBRARY

<u>NAME</u>	<u>ADDRESS</u>	<u>E-MAIL</u>	<u>TELEPHONE</u>
Jen Hawk	2603 Gunpowder Farms	ithawk@comcast.net	410-877-7155
Juan Rodriguez	1201 Laurel Brook Road	Jrodriguez.bscd@gmail.com	443-934-7184
Phil & Linda Brundrett	1707 Chateau Court	Brundrett1@verizon.net	410-893-2465
Mike Kelly	2516 Laurel Brook Road	MDKelly70@hotmail.com	410-877-7345
Jess Cooper	2710 Fallsmont Drive	Pm.cooper@hotmail.com	410-652-6011
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Faye Zydalis	1709 Chateau Court	izydalis@verizon.net	410-877-1912
Dave Brulinski	2608 Gunpowder Farms Road	DavidBrulinski@pjlrc.com	
Kathy Jackson	1730 Laurel Brook Road	Kathyjackson1966@gmail.com	443-756-3177
Joe and Joan Parkinson	1713 Laurelbrook Road	Parkey1243@msn.com	410-375-3214
Dave Seaborn	1707 Laurel Brook Road	daveseaborn@anglerenvironmental.com	443-621-1009

Carol Schwartz	2513 Crestview Drive	<u>Carol12ann17@verizon.net</u>	410-459-7935
Anna Schweiger	2514 Crestview Drive		410-879-2818
Ed & Jan Hicks	2620 Gunpowder Farms		410-877-8255
Ed Benesch	1705 Laurel Brook		443-617-6418
Todd Brown	2709 Fallsbrooke Manor		443-371-6762
Joel & Erica Strautin	2622 Gunpowder Farms Road	<u>istrautin@gmail.com</u>	443-695-1354
Sylvia S. Smyth	2712 Parkshire Court	<u>Newharbor1@verizon.net</u>	410-877-2875
Mary Daly	2710 Parkshire Court		
Sabistons	1708 Laurel Brook		410-491-1860
Matthai	2524 Burgundy Drive	<u>Sandy.matthai@gmail.com</u>	410-803-2658
Steve Ambrosich	2616 Gunpowder Falls Rd.	<u>Ambro4@verizon.net</u>	970-250-2413
Glenn Schumaker	1733 Laurel Brook Road	<u>gschumakerz@verizon.net</u>	
Scott Bachman	2621 Claret Drive	<u>Wsb2600@verizon.net</u>	410-207-3093

COMMUNITY INPUT MEETING WRITTEN COMMENTS

DEVELOPMENT: LAUREL GROVE

5/11/15

FALLSTON PUBLIC LIBRARY

NAME: GLENDA F. ZYDALIS

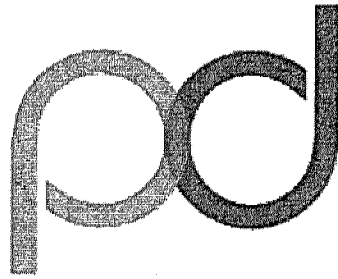
ADDRESS: 1709 CHATEAU COURT

E-MAIL: jzydalis@verizon.net

TELEPHONE: 410-877-1912

COMMENTS: I am concerned about the swim pond behind my property. That area is all very wet & drains down into a small creek. The current plan shows many of the trees in this area being removed which will add to the water retention. There is a natural spring which feeds into this area also.





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Transcript of **COMMUNITY INPUT MEETING**

**Date:** May 11, 2015

**Case:** IN THE MATTER OF: LAUREL GROVE RESIDENTIAL  
DEVELOPMENT

Planet Depos  
Phone: 888-433-3767  
Fax: 888-503-3767  
Email: [transcripts@planetdepos.com](mailto:transcripts@planetdepos.com)  
Internet: [www.planetdepos.com](http://www.planetdepos.com)

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## 1 COMMUNITY INPUT MEETING

2 IN THE MATTER OF:

3 LAUREL GROVE

4 RESIDENTIAL DEVELOPMENT

5 \* \* \* \* \*

6 The above-captioned matter was held on Monday,  
7 May 11, 2015, commencing at 6:03 p.m. at the  
8 Harford County Public Library, Fallston Branch,  
9 1461 Fallston Road, Fallston, Maryland 21047.

10 PRESENTING ON BEHALF OF THE APPLICANT:

11 Shaffer, McLauchlin &amp; Stover, LLC

12 By: Bradley R. Stover, Esquire  
13 836 South Main Street, Suite 102  
14 Bel Air, MD 21014  
15 410-420-7992

16 Wilson Deegan &amp; Associates, Inc.

17 By: Robert Wilson, P.E.  
18 2309 Belair Road  
19 Fallston, MD 21047  
20 410-692-0099

21 Job No.: 81438

22 REPORTED BY: Stephanie L. Hummon, RPR

COMMUNITY INPUT MEETING  
CONDUCTED ON MONDAY, MAY 11, 2015

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P R O C E E D I N G S

MR. STOVER: All right. This is the community input meeting for the Laurel Grove Subdivision. Some of you folks have been looking at the plan over here. If you'd like a PDF of that plan, if you put your email on the sign-in sheet, I'd be happy to send that to you so that you have it in a digital format.

My name is Brad Stover, I'm the attorney for the developer, Laurel Grove, LLC. With me is Robert Wilson, the engineer with Wilson Deegan & Associates and Fred Sheckells is one of the principals of the developer. This is the community input meeting required under the Harford County Subdivision Regulations.

You'll see that we have a court reporter here tonight. She takes down everything that's said. So any comments you have, any questions you have, they're going to be put into her transcript which is then passed along to the Department of Planning and Zoning and the other folks at the county. So a few things are important. Make sure

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1 you identify your name so that we know who's  
2 talking. If you ask a question or if you have a  
3 comment, make sure you don't talk over each other;  
4 one at a time, just so it's clear.

5 If anybody doesn't feel comfortable  
6 speaking, but has a comment or question, I've also  
7 got some written forms back there, if anybody would  
8 like to, you know, make a comment in writing or  
9 question in writing.

10 So with that, I hand it over to  
11 Mr. Wilson. He's going to give a brief overview of  
12 his site plan which you have here. Again, I know  
13 it's tough to see from where you are. So after  
14 he's done, if you have a question, if you want to  
15 come up and point something out, feel free to do  
16 that. But he's just going to give a brief  
17 30,000-foot view of the plan.

18 FEMALE SPEAKER: Can I ask a question  
19 right off the bat? Would it be convenient for  
20 everybody if that sketch was moved over more to the  
21 middle?

22 MR. WILSON: I can do that. That's fine.

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1 Sure. Whatever's better.

2 FEMALE SPEAKER: If it works for  
3 everybody else.

4 MR. STOVER: Again, like I said, I'm  
5 happy to email it to anybody who'd like it.

6 FEMALE SPEAKER: It's very difficult to  
7 read in the small PDF format.

8 MR. STOVER: Understood.

9 MR. WILSON: Good evening, everybody. My  
10 name is Bob Wilson with Wilson Deegan & Associates.  
11 We're engineers and surveyors in Jarrettsville,  
12 Maryland, and we have been contracted to get the  
13 approvals for a 51-plus acre parcel located on  
14 Laurel Brook Road. It's actually comprised --  
15 right now, it exists as six lots. So I don't want  
16 there to be any confusion that there's other  
17 parcels that will be part of it. This is the  
18 entire development. It just currently is in six  
19 lots. This is all six lots shown on the paper.

20 The proposal is for 25 residential lots.

21 The access will be along Laurel Brook Road in  
22 approximately the middle of the front, as the

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1 property has. It will be an 18-foot wide open  
2 section roadway, which would have side ditches on  
3 the side. It will terminate in a school bus  
4 turnaround cul-de-sac, which is a larger cul-de-sac  
5 for buses to be able to turn around in. The zoning  
6 of the property is rural residential, RR, which  
7 allows for one dwelling unit per every 2 acres,  
8 thus the 25 lots.

9 Stormwater management will be provided as  
10 required, in accordance with the current  
11 regulations. This is a concept plan; so it is  
12 subject to change. But in looking at it, it looks  
13 like there will be a total of five facilities,  
14 which will be small -- four of them will be small,  
15 one of them, the larger one will be in this area.  
16 But we would have a small stormwater management  
17 facility to the right as you come in, one to the  
18 left, one in this area here along the roadway.  
19 This would be the large facility. And we have  
20 another smaller facility back here.

21 There will also be other smaller devices  
22 along the roadway in side ditches and that type of

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1 thing. And these facilities are different types --  
2 some might have stones, special soils in them and  
3 plants as accepted methods for stormwater nowadays.

4 Perc tests were conducted in February of  
5 2013, November and December of 2012. The soils are  
6 actually some of the better soils in Harford County  
7 for septic systems. All lots will be served by  
8 individual private wells and septics. There is no  
9 public utilities out here, as I'm sure you're all  
10 aware.

11 I mean, other than that, I think that  
12 that sums up what we're proposing to do.

13 MR. STOVER: Somebody did make a comment  
14 about the plans. They're also available on the  
15 county's website. I can provide that information  
16 to you as well. It's a little easier to see if you  
17 blow it up from the county's website; so I can give  
18 hat to anybody who is interested as well.

19 MS. BRUNDRETT: I'm Linda Brundrett.  
20 Would you address the plans for forest retention  
21 area?

22 MR. WILSON: Yes. What is shown in dark

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1 green is what we anticipate would be protected in  
2 forest retention. There's a process you have to go  
3 through, that we haven't started yet, in the forest  
4 conservation process where we'll be required to  
5 protect a certain amount of the forest on site or  
6 replant a certain amount of forest.

7 MS. BRUNDRETT: That doesn't guarantee  
8 that what's there will remain?

9 MR. WILSON: I don't want to use the word  
10 "guarantee," but we certainly, you know, are going  
11 to try to protect as many of the trees as we can.

12 MR. RODRIGUEZ: Will they be privately  
13 owned?

14 MR. WILSON: Pardon?

15 MR. RODRIGUEZ: The forest area, is that  
16 privately owned?

17 MR. STOVER: I'm sorry, can you say your  
18 name? Just for the court reporter.

19 MR. RODRIGUEZ: Juan Rodriguez, 1701  
20 Laurel Brook. Is it -- where the green is, is that  
21 going to be owned by the residential owners or is  
22 that going to be the --



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1 MR. WILSON: Some will, some won't. You  
2 know, there will be open space, which will be owned  
3 by the homeowners association or all the members of  
4 the community. But a lot of it on the individual  
5 lots is privately owned, but in the end of the  
6 development process, if a lot has a protected area  
7 of forest on it, it's recorded and shown on a plat  
8 and subject to a declaration protecting those trees  
9 that that lot there is bound lot when he buys the  
10 lot.

11 MR. BRULINSKI: Are they -- this is David  
12 Brulinski here. Are they already designated as  
13 protected areas, all those green areas?

14 MR. WILSON: No. This is a concept plan  
15 of what we think will be protected and it will be  
16 similar, but I'm not going to say at this point  
17 that it's exact.

18 FEMALE SPEAKER: Excuse me, what are the  
19 size of the lots?

20 MR. WILSON: The minimum is 60,000 square  
21 feet, which is about 1.4 acres. And they're  
22 approximately. Some are a little larger, but

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1 that's the -- probably an acre and a half average.

2 FEMALE SPEAKER: We think it's a horrible  
3 idea to have that development only have entrance  
4 and exit from Laurel Brook. I'm sure you're aware  
5 of how lousy Laurel Brook is as far as traffic.  
6 It's basically a one-lane road.

7 MR. WILSON: Correct.

8 FEMALE SPEAKER: Plus, it comes down off  
9 of a bad curve.

10 FEMALE SPEAKER: Exactly.

11 FEMALE SPEAKER: Yeah, it's a bad curve.

12 MALE SPEAKER: Yeah, I mean, that's --

13 FEMALE SPEAKER: And the school buses  
14 turn around down there.

15 MALE SPEAKER: That would be my concern  
16 is that that's awfully close to that curve and it  
17 would be difficult for people coming out of there  
18 making a wide turn and other people coming in the  
19 opposite direction around that turn, I think, would  
20 be problematic.

21 MR. WILSON: Site distance is adequate  
22 here. Now, you know, this here has to be cut --

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1 the bank has to be cut back at this point right  
2 here a little bit, but that -- in placing the  
3 entrance along here, that's actually the place  
4 where we can maximize site distance. And there are  
5 requirements for that in Harford County.

6 FEMALE SPEAKER: Yeah. But you don't see  
7 the kids running down that road taking that curve.  
8 I've lived there for 40 years and those kids do not  
9 care about the 25-mile speed limit going down off  
10 of our paved road onto that not paved road onto  
11 where you're coming out. That road is not --  
12 it's -- I don't know what you call it, but it's not  
13 a paved road.

14 MALE SPEAKER: It's a deer trail is what  
15 it is.

16 FEMALE SPEAKER: So have you had final  
17 approval for this development?

18 MR. WILSON: No. No, ma'am. This is the  
19 beginning of the development process.

20 FEMALE SPEAKER: Oh, okay.

21 MR. WILSON: There's many steps from here  
22 to the end and, you know, a year to a year and a

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1 half timeline to get it all approved.

2 FEMALE SPEAKER: So how many homes are  
3 going to be involved in here?

4 MR. WILSON: 25.

5 FEMALE SPEAKER: 25. What's the price  
6 range going to be?

7 MR. STOVER: I don't have that  
8 information.

9 MALE SPEAKER: Does the builder?

10 FEMALE SPEAKER: Somebody does.

11 MR. STOVER: I don't think there's a  
12 builder at this point.

13 MALE SPEAKER: Aren't you the --

14 MR. SHECKELLS: Yeah. I mean, I can  
15 guess, just as well as anyone here. We see this  
16 being a community somewhere in between Martin  
17 Meadows and Fallsbrooke Manor. So you're probably  
18 looking at 650 to 850, 900 for a finished house.

19 MALE SPEAKER: So square footage probably  
20 3,000?

21 MR. SHECKELLS: 3,000 plus.

22 FEMALE SPEAKER: What about home style,

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1 is there --

2 MR. SHECKELLS: What you see on here. I  
3 mean, it's all personal preference. We'll have  
4 some architectural restrictions. Certain  
5 percentage stone or brick. It seems like just  
6 personal preference recently, it's been more French  
7 country than brick Georgian Colonial, but to be  
8 determined.

9 FEMALE SPEAKER: Will there be certain  
10 models to choose from or is it custom?

11 MR. SHECKELLS: We don't know yet because  
12 we haven't even -- we are a builder, but we could  
13 either build this site ourselves, we have strong  
14 interest from local smaller builders and we also  
15 have some interest from some national builders.

16 MALE SPEAKER: Does the developer plan to  
17 do anything with Laurel Brook? Or is it just the  
18 minimum? As you wind down, you get to a point as  
19 you approach Friendship, where it's single -- I  
20 mean, cars can't pass each other if it's a larger  
21 vehicle. And I assume with 50 lots -- what did you  
22 say? -- 25 lots?

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1 MR. SHECKELLS: 25 lots.

2 MALE SPEAKER: What's an average number  
3 of vehicles for a house in this area? Is it  
4 probably 3? So we're adding 75 vehicles a day on  
5 that road that's already very difficult to travel  
6 on.

7 MR. WILSON: I can -- there is allowance  
8 in the code and requirement in the code for this  
9 subdivision will have to do what's called a traffic  
10 impact analysis. As a result of that, there are,  
11 you know, conditions that they might have to do  
12 off-site improvements. That's all determined in  
13 the traffic impact analysis.

14 MALE SPEAKER: And is that just focused  
15 on the entrance to the development or does that  
16 take into account the road that's down a little bit  
17 further?

18 MR. WILSON: It looks at the whole  
19 surrounding area. I'm not an expert in traffic,  
20 but it's not -- it doesn't just look at Laurel  
21 Brook Road. They'll look at intersections all  
22 around it. I'm not sure exactly how, you know, it

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1 is done, but I know they look at the whole  
2 surrounding area.

3 MS. JACKSON: Just to his point, he's  
4 talking about getting actually closer down to  
5 Friendship, but right past Gunpowder Farms Road,  
6 it's a one -- it's literally a one-lane road and  
7 there is no way two cars on a regular basis will be  
8 able to pass by that entrance all the time.

9 MALE SPEAKER: So to get it on the county  
10 record, what she's saying, and I think what  
11 everybody is saying, is that road's not designed to  
12 take much more traffic --

13 MS. JACKSON: Than it already has.

14 MALE SPEAKER: -- than it already has.  
15 So to get that on the record, I think that's the  
16 key. Especially what everybody's talking, that's  
17 all single lane and people fly down that road. If  
18 there's a truck that goes down there, I've had to  
19 back up on that road before.

20 FEMALE SPEAKER: Yeah.

21 MALE SPEAKER: Construction vehicles  
22 going down that road, it's just not good.

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1 FEMALE SPEAKER: And all the construction  
2 vehicles coming in to build the houses is going to  
3 totally ruin the road already, which is already  
4 ruined. All the heavy equipment and stuff, can't  
5 see it.

6 FEMALE SPEAKER: I have -- has that plan  
7 always been that way? Because I remember maybe two  
8 years ago, through the county, we went up and  
9 looked at the land, and at that time, I thought  
10 that the exit was not onto Laurel Brook, but that  
11 there was a different exit out. And I'm wondering,  
12 have you considered a different exit out?

13 MR. WILSON: Not that I'm aware of.

14 FEMALE SPEAKER: Have you even considered  
15 a different exit?

16 MS. JACKSON: Is there an exit that could  
17 go through that property onto 152?

18 FEMALE SPEAKER: That's right.

19 MALE SPEAKER: No way.

20 MR. WILSON: No.

21 FEMALE SPEAKER: I think -- I think that  
22 there's another way out.



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1 MALE SPEAKER: The only other one would  
2 be on Gunpowder Farms Road. Is there any other  
3 potential for it to be routed over to Gunpowder  
4 Park?

5 MR. WILSON: Well, the steep slopes and  
6 the impact, it's worse trying to get on Gunpowder  
7 because you'd have to come down --

8 FEMALE SPEAKER: That's why they wouldn't  
9 do it.

10 MR. WILSON: You'd have to come down  
11 Gunpowder Road.

12 MS. JACKSON: But even if you come out on  
13 Gunpowder, you're actually going to have to get  
14 onto Laurel Brook and still going to have the same  
15 traffic.

16 MALE SPEAKER: The best place to enter a  
17 property right there, when you look at the -- you  
18 got the site distance that are legal.

19 MR. WILSON: I realize, I mean, it is a  
20 tough spot, but right at that point, you honestly,  
21 can see --

22 MALE SPEAKER: There are no houses around

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1 it.

2 MR. WILSON: -- a long ways in both  
3 directions to come to that access point.

4 MALE SPEAKER: At 25 miles an hour. At  
5 25 miles an hour. Somebody's coming at 45 --

6 FEMALE SPEAKER: You can't --

7 MALE SPEAKER: Well, I've driven over 25  
8 too, but, yeah, you can say all you want, but  
9 that's their problem, they built the road to the  
10 specs and away we go. I, you know --

11 FEMALE SPEAKER: Excuse me.

12 MALE SPEAKER: They can make it as wide  
13 as they want and raise the speed limit if they want  
14 to, people are going to speed.

15 FEMALE SPEAKER: Excuse me, sir. Is  
16 there going to be a traffic impact allowance  
17 meeting and when?

18 MR. WILSON: I don't believe there's a  
19 meeting. I'm sure it will be public record when  
20 it's done and you, I'm sure, can review it probably  
21 at Planning and Zoning would be my guess.

22 FEMALE SPEAKER: We won't have any input

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1 into that?

2 MS. SCHEIR: Harford County Planning and  
3 Zoning, Harford County Government and Harford  
4 County Net for the zoning process is going on now.  
5 And it's all very available and it's something  
6 everyone needs to be aware of and pay attention to.  
7 It's online. And you can follow all the meetings  
8 related to this project and every other one of them  
9 on Planning and Zoning's website. And they will  
10 come up. They have to be published in the local  
11 newspaper a couple weeks ahead and I would advocate  
12 strongly for paying attention to each and every one  
13 of those, because once this gets to DAC, it's done.  
14 Now is the time, right now.

15 MR. BACHMAN: Scott Bachman, the  
16 driveway -- I have two questions. The right-of-way  
17 in there, you said it was 18 feet?

18 MR. WILSON: No. The right-of-way will  
19 actually be 50 feet.

20 MR. BACHMAN: 50.

21 MR. WILSON: The paved section itself  
22 would be 18 feet. It's actually an 18-foot paved

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1 section with 6-foot graded shoulders which are  
2 grass.

3 MR. BACHMAN: Yep.

4 MR. WILSON: And then down into your side  
5 ditches.

6 MR. BACHMAN: Okay. So it is 50 feet.

7 Now the other question I have is you said  
8 that the lots are about an acre and a half?

9 MR. WILSON: 1.4, a little over 1.4 is  
10 the minimum.

11 MR. BACHMAN: Now, when did that -- the  
12 minimum used to be 2 acres, but they changed that  
13 when they did the --

14 MS. SCHEIR: It's 2 per house. If you  
15 have a hundred acres, you can put 50 houses on it  
16 and they can all be in one corner with a 1-acre  
17 lot, but it's 2 acres per house.

18 MR. BACHMAN: Per house.

19 MS. SCHEIR: But the lots don't have to  
20 be 2 acres.

21 MR. BACHMAN: Okay.

22 MR. WILSON: This is rural residentially

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1       zoned. So the lot size -- the minimum lot size in  
2       rural residential district is 60,000 square feet,  
3       which is about your 1.4 acres.

4               MR. BACHMAN: Yeah. Okay.

5               MALE SPEAKER: Who owns the land?

6               MR. STOVER: Laurel Grove, LLC is the  
7       entity that owns it.

8               MALE SPEAKER: It's -- excuse me?

9               MR. STOVER: Laurel Grove, LLC.

10              MR. SHECKELLS: It's me and my two  
11       partners and Mike Bueller (Phonetic) is not one of  
12       them. I heard his name mentioned.

13              MR. STOVER: Yes, let's be clear.

14              MALE SPEAKER: Laurel Grove, LLC.

15              FEMALE SPEAKER: What is your name?

16              MR. SHECKELLS: Fred Sheckells.

17              MALE SPEAKER: When did you acquire the  
18       property?

19              MR. SHECKELLS: What's that?

20              MALE SPEAKER: When did you acquire the  
21       property?

22              MR. STOVER: A month ago.

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1 MR. SHECKELLS: A month ago.

2 FEMALE SPEAKER: From whom?

3 MR. SHECKELLS: The Deigert Trust.

4 MALE SPEAKER: Do actual people belong to  
5 the LLC or is it --

6 MR. SHECKELLS: It's actually owned by --  
7 I believe it's owned by our parent company, which  
8 is Ten Oaks Realty.

9 MALE SPEAKER: Excuse me?

10 MR. SHECKELLS: Ten Oaks Realty.

11 MALE SPEAKER: Ten Oaks, okay. Is there  
12 names involved there too?

13 MR. SHECKELLS: Fred Sheckells, Dan  
14 Whitehurst, Josh Dresher.

15 MALE SPEAKER: Will that be in the report  
16 that is sent to all of us, those names you just  
17 mentioned? Did you get that down?

18 MR. STOVER: It will be in the transcript  
19 that's forwarded to the Planning --

20 MALE SPEAKER: It will be in the  
21 transcript?

22 MR. STOVER: Yes, it will be.

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1 MALE SPEAKER: Now, the rain tax, they're  
2 called, is there any impact on this? Because this  
3 will affect everything -- all these paved surfaces  
4 will eventually go into Little Gunpowder, Big  
5 Gunpowder, Chesapeake Bay. The rain tax that you  
6 realistically called, has that been addressed in  
7 this?

8 MR. WILSON: Well, this certainly isn't  
9 going to change any of the rain tax legislation,  
10 but that would be --

11 MALE SPEAKER: Does that impact --

12 MR. WILSON: -- the individual lot  
13 owners --

14 MALE SPEAKER: Does this present -- does  
15 that rain tax impact this development at all?

16 MR. WILSON: I wouldn't think so, no.

17 MALE SPEAKER: Does anyone know about the  
18 historical aspects of Laurel Brook Road and  
19 Fallston in general? Has that been addressed? Is  
20 it a conservative, the developer, for instance?

21 MR. WILSON: I'm not aware of the  
22 historical --

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1 MALE SPEAKER: You aren't aware of the  
2 historical aspects of Fallston and Laurel Brook  
3 Road in specifically?

4 MR. WILSON: On Laurel Brook Road.

5 MALE SPEAKER: In Harford County, is  
6 there any restriction when an area is, in fact,  
7 historical, any further restriction that would be  
8 formed up in Jarrettsville or some place like that?

9 MR. WILSON: There are restricted  
10 properties that are registered, I believe. I'm not  
11 an expert in that field, but --

12 MALE SPEAKER: But you're not an expert  
13 in that field?

14 MR. WILSON: Of historical properties.

15 MALE SPEAKER: My question to you then,  
16 have you investigated whether or not the historical  
17 aspect of the Laurel Brook Road, Fallston area has  
18 any impact on this development?

19 MR. WILSON: No, sir.

20 MALE SPEAKER: That's not under your  
21 purview to know that?

22 MR. WILSON: No, sir.



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1 MALE SPEAKER: Laurel Brook Road becomes  
2 a dirt road, as someone has pointed out, okay,  
3 before it hits the turn where it becomes Bottom  
4 Road, continues to a dirt road and it has a hard  
5 left, goes up into Fallston. Is there any thoughts  
6 about paving that road?

7 MR. SHECKELLS: No. It would be my  
8 preference to keep it stoned.

9 MALE SPEAKER: I'm sorry?

10 MR. SHECKELLS: It would be my preference  
11 to keep it stone.

12 MALE SPEAKER: Why is that?

13 MR. SHECKELLS: I think it adds to the  
14 character of the community.

15 MALE SPEAKER: Say it again, please.

16 MR. SHECKELLS: I think it adds to the  
17 character of the community.

18 MALE SPEAKER: Well, that's why we're  
19 here, the character of the area. That's exactly  
20 why we're all here. Thank you for that. So we're  
21 on the same page along those lines.

22 So you're well aware of the narrowness of

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1 the road and Laurel Brook Road, in fact, at rush  
2 hour has become somewhat -- with GPS positioning  
3 systems and so forth has become, in fact, a  
4 commuter road of most. Are you familiar with that?  
5 Shortcut.

6 MR. SHECKELLS: I'll take your word for  
7 it, if that's what you're saying.

8 MALE SPEAKER: Don't take my word for it,  
9 well, you're the developer. I would think you  
10 would know. Anyway --

11 MR. STOVER: A traffic impact analysis  
12 will be conducted.

13 MALE SPEAKER: Sorry?

14 MR. STOVER: A traffic impact analysis  
15 will be conducted.

16 MALE SPEAKER: A traffic impact on a  
17 narrow road where people speed, doing 45 miles an  
18 hour in a 25-mile zone and you've got a traffic  
19 impact study.

20 MR. STOVER: No, it will be.

21 MALE SPEAKER: Been there and done that  
22 before. Now the well and septic, originally it was

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1 supposed to be 2-acre lots and then it's been  
2 changed where you encompass it. So the septic tank  
3 systems on these particular lots, do they flow into  
4 what is considered the open areas or whatever it's  
5 called?

6 MR. WILSON: No, sir. Each individual  
7 lot will have an on-site septic system similar to  
8 anybody that lives in the county outside of public  
9 utilities. The systems nowadays are much more  
10 expensive. They're nitrogen pretreatment systems  
11 which are supposed to be 50 percent more efficient  
12 than the ones that were being installed  
13 approximately a year to two ago. It's new  
14 legislation.

15 FEMALE SPEAKER: May I ask a question?  
16 In previous years, school enrollment was over  
17 100 percent which I think -- believe created a  
18 moratorium on building. So what's happened since  
19 then? Is the schools below a hundred percent now?

20 MR. WILSON: Yeah. Currently, all the  
21 school districts are open in this area.

22 MALE SPEAKER: They built a new high

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1 school. They had kids in high school at that time  
2 so that changed the whole picture.

3 MALE SPEAKER: Are they going to have any  
4 fire protection?

5 MR. SHECKELLS: Yes. The houses are  
6 sprinklered.

7 FEMALE SPEAKER: The sewer water  
8 management that's going to be at the left end of  
9 the development, my house is right behind that, how  
10 can I find out what type of management facility  
11 that will be?

12 MR. STOVER: Which one?

13 MALE SPEAKER: Upper left-hand corner.

14 MR. WILSON: Up here?

15 FEMALE SPEAKER: Yeah.

16 MR. WILSON: Again, this is -- we're  
17 pretty early on in the process, but what it would  
18 most likely be is going to be a shallow retention  
19 pond.

20 MALE SPEAKER: It's not sewer management.

21 MR. WILSON: It's not sewer. This is  
22 just stormwater, it's rainwater. It's not sewer at

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1 all. There's nothing --

2 FEMALE SPEAKER: Well, we have a natural  
3 spring that's between my property and the house  
4 just above it and so there's going to be plenty of  
5 water in that. My whole -- the whole back area is  
6 like a bog. So if you're going to dig a little  
7 more of a hole, we're going to wind up with a pond  
8 back there.

9 MR. WILSON: Well, we've actually done  
10 test pits back in there and I am aware that there's  
11 water, but I think that -- and I don't have the  
12 results in front of me, but I don't think we hit  
13 groundwater any more shallow than 6 feet and it  
14 will not be that deep. So we won't be getting into  
15 groundwater.

16 FEMALE SPEAKER: Do you anticipate that  
17 this development will have a covenant where they  
18 have to keep nightlights on like Fallsbrooke Manor  
19 does?

20 MR. WILSON: You mean streetlights?

21 FEMALE SPEAKER: No. Each home.

22 MR. WILSON: A covenant.

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1 FEMALE SPEAKER: I live near Fallsbrooke  
2 Manor.

3 MR. WILSON: Okay. I understand.

4 FEMALE SPEAKER: And most of the homes at  
5 night have nightlights on.

6 MR. SHECKELLS: We typically don't write  
7 that into the restrictions.

8 FEMALE SPEAKER: Okay.

9 MR. SHECKELLS: It just seems like a  
10 personal preference thing to me. I know there's  
11 some safety issues that might be perceived that may  
12 or may not be warranted, but we usually don't  
13 require that.

14 MS. SCHEIR: It's recommended by the  
15 sheriff's department to leave them on all night.

16 FEMALE SPEAKER: What about landscaping,  
17 will your development have landscaping included?

18 MR. SHECKELLS: We'll have what is  
19 required by the county which is street trees, and  
20 then we'll have some sort of minimum landscape  
21 package required. Couple flowering trees, probably  
22 a couple evergreens and then the shrub package

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1 along the foundation.

2 FEMALE SPEAKER: This lady said that -- I  
3 don't know how she worded it, but is there like a  
4 rule or regulation that these new developments have  
5 to have lights on or fire department wants it or --

6 MR. SHECKELLS: I think you're right. I  
7 think it's recommended, but not required.

8 FEMALE SPEAKER: Why is it recommended  
9 and required for new ones and not old ones?

10 MR. SHECKELLS: I just think they don't  
11 like to retroactively apply standards to folks.

12 FEMALE SPEAKER: Doesn't that lead to  
13 light pollution?

14 MS. SCHEIR: The sheriff's department  
15 recommends, because of the high volume of car  
16 break-ins in the Fallston area presently, that  
17 everybody leave their lights on overnight and leave  
18 your cars locked in your driveway.

19 MALE SPEAKER: Do you work for the  
20 county?

21 MS. SCHEIR: I'm with the Greater  
22 Fallston Association.

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1 MALE SPEAKER: On those, on Gunpowder  
2 Farms Road, when those houses were built, there was  
3 contamination in the water and they had to put  
4 special filters on there. Has the water been  
5 tested on these lots at all?

6 MR. SHECKELLS: Yeah. We've done  
7 extensive, not testing, but investigation through  
8 MDE and our Phase 1 environmental, we researched  
9 all the records that MDE had on file, talked to MDE  
10 personnel and the result was that it's not a REC.  
11 It's not a recognized environmental concern on our  
12 site.

13 The plumb as of, I mean, I want to say  
14 the late nineties, was that they really didn't have  
15 any good data on it so they thought that it had  
16 already gone. And they're not -- they tested  
17 nondetect in a number of wells that had previously  
18 tested positive for the -- I can't remember the  
19 term now.

20 MALE SPEAKER: MTBE?

21 MR. SHECKELLS: No, not MTBE. It was  
22 TCE.



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1 FEMALE SPEAKER: Yeah.

2 MR. SHECKELLS: TCE, yeah.

3 MR. WILSON: And then one other thing, as  
4 I'm sure, 99 percent certain that one of the  
5 requirements by the health department will be full  
6 VOC testing for each of those wells. It's pretty  
7 standard now; so I'd be shocked if it wasn't.

8 MR. AMBROSICH: Steve Ambrosich. I live  
9 on Gunpowder Farms Road. Is there any way to tell  
10 how this will affect the water level for our wells?  
11 Any way to --

12 MR. WILSON: I don't think there's any  
13 science to determine that. I'm not aware, and I  
14 recommend you talk to the health department, but  
15 being in the development business, I'm not aware of  
16 any wells ever being affected by wells being  
17 drilled next door. That's just personally.

18 MALE SPEAKER: Do you know the elevation  
19 of that in comparison to the Gunpowder Farms  
20 houses?

21 MR. WILSON: I mean, I certainly could  
22 look at that, but it's probably, you know, this is

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1 a higher ground up in here; so I don't know the  
2 difference, though.

3 FEMALE SPEAKER: And there's going to be  
4 a community pool?

5 MR. WILSON: Not that I'm aware of.

6 MR. SHECKELLS: No. No. It says, "SWM,"  
7 which I think some people are thinking it was swim,  
8 but it's the abbreviation for stormwater  
9 management.

10 MALE SPEAKER: What about the deer that  
11 run through the field, are you concerned about  
12 them?

13 MR. SHECKELLS: Say that again.

14 MALE SPEAKER: What about the deer that  
15 run through the houses?

16 MR. SHECKELLS: I'm not so good at deer  
17 control.

18 MALE SPEAKER: There's other animals low  
19 to the ground. I walk my dog through there all the  
20 time. I mean it's a beautiful, green space. I  
21 know you can't answer that. Of course, nobody  
22 really cares about the deer anyway.

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1           What about like the individual -- is  
2       there one builder who is going to put all the homes  
3       in? And what's the projection for like -- what's  
4       the time course for this whole area being  
5       developed?

6           MR. SHECKELLS: We don't know who the  
7       builder is yet. It could -- I think I said earlier  
8       it could be a couple local smaller builders, who  
9       have expressed interest, or a national builder like  
10      a Toll Brothers. And they haven't even called us  
11      yet; so don't -- like a Toll Brothers.

12          MALE SPEAKER: I mean, is there a lack of  
13      homes -- housing available in Fallston and Harford  
14      County?

15          MR. SHECKELLS: You know, it's really  
16      interesting. Housing permits in Harford County are  
17      tremendously down. I think there's maybe 400 total  
18      last year, compared to an average over the last 20  
19      years, of 1200. But everyone that's moving to  
20      Harford County wants to live in Fallston and Forest  
21      Hill. That's the data that -- we're consistently  
22      hearing that.

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1 MS. JACKSON: Is Barry Andrews a  
2 potential builder?

3 MR. SHECKELLS: Sure. But he hasn't  
4 contacted us.

5 MALE SPEAKER: I tell you I'm really --  
6 the traffic on Laurel Brook. I mean, if you put 25  
7 homes --

8 FEMALE SPEAKER: It's going to be unreal.

9 MALE SPEAKER: -- you figure 50 cars at  
10 least, right? I mean, it's going to be a lot more  
11 traffic on Laurel Brook. I mean, do you guys have  
12 to like do studies to show that Laurel Brook can  
13 handle that? And will there be a danger to people  
14 that live on Laurel Brook? I mean, is that a  
15 concern or is that something that you guys look  
16 into?

17 MR. SHECKELLS: No, it's a concern and  
18 something that we have to do. We have to do a  
19 traffic impact analysis and if they require  
20 improvement, we have to do the improvement.

21 FEMALE SPEAKER: Would that include the  
22 extra traffic that would be going through the park?

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1 MR. SHECKELLS: They do what's called a  
2 trip generation. So they make certain assumptions  
3 that cars go certain directions. So if they say  
4 30 percent goes through the park and something  
5 fails there, they could make a requirement. Now  
6 that said, they look at intersections, most of the  
7 time, and not the segments of roadway. So when we  
8 get something back, it says there's an intersection  
9 failing and not necessarily a roadway failing.

10 MALE SPEAKER: So would that be  
11 Gunpowder?

12 MR. SHECKELLS: Yeah, they'd look at that  
13 intersection.

14 MALE SPEAKER: They'd look at Friendship.  
15 They'd look at --

16 MR. SHECKELLS: Right.

17 MALE SPEAKER: -- Gunpowder Farms?

18 FEMALE SPEAKER: So when do you expect to  
19 start building?

20 MR. SHECKELLS: So we're probably a year  
21 through entitlement or more and then infrastructure  
22 is another six or nine months. So we're a year and

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1 a half to two years to start building houses.

2 FEMALE SPEAKER: And how long do you  
3 anticipate before the whole project's finished?

4 MR. SHECKELLS: Well, there's still lots  
5 available in Fallsbrooke Manor. So, you know, it  
6 could be that slow. Or if -- I think if we hit our  
7 price point we need to hit, it would be a lot  
8 faster than that. We're seeing a lot of interest  
9 in \$750,000 range for houses.

10 MALE SPEAKER: Can someone buy a lot and  
11 build their own home on it?

12 MR. SHECKELLS: We'd allow that, yes.

13 MALE SPEAKER: Two questions. One is if  
14 it is found that in the traffic impact study that,  
15 you know, if this community is allowed, is there  
16 going to be a plan going forward for like yearly  
17 repairs to roads, you know, in that area? Because  
18 there is going to be a lot more traffic, obviously.  
19 Is that something that is found in the traffic --

20 MR. SHECKELLS: No. So there's really --  
21 we look at two different things; the additional  
22 capacity required for our development. I know that

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1     this might sound disingenuous, but it is presumed  
2     that the roads out there, as they exist today, will  
3     be sufficient to carry the dump trucks, the lumber  
4     trucks and everything between. I know everyone is  
5     shaking their head because it's true.

6             FEMALE SPEAKER: They're not going to  
7     live here. They're going down my road.

8             MR. SHECKELLS: I live here.

9             FEMALE SPEAKER: My house sitting on  
10    Laurel Brook with the bumpety bumpety bump.

11            MR. SHECKELLS: Ma'am, I'm saying that's  
12    the county maintenance. It's already like that.

13            FEMALE SPEAKER: Well, they don't take  
14    care of the roads.

15            MALE SPEAKER: Call your representative.

16            MR. SHECKELLS: Yeah. That's the best I  
17    can say and we will too.

18            FEMALE SPEAKER: Gunpowder, the holes  
19    that are in that road there that Harford County has  
20    yet to fix. The school buses could lose their  
21    whole wheel in those ruts.

22            MR. SHECKELLS: And I'm not disagreeing

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1 with you and we will likely make that worse. But  
2 we will also be the first person to call to help  
3 get it fixed.

4 MS. BRUNDRETT: Okay. Can the results of  
5 the traffic input survey prevent this development  
6 from going forward?

7 MR. SHECKELLS: Likely no.

8 MALE SPEAKER: Do they accept input from  
9 the community?

10 MR. SHECKELLS: They --

11 MALE SPEAKER: Likely no.

12 MALE SPEAKER: So I'm guessing that's a  
13 no.

14 MALE SPEAKER: Okay. Now this traffic  
15 impacts that you did, did that include Baltimore  
16 County at all or was it restricted to Harford  
17 County?

18 MR. SHECKELLS: Just Harford.

19 MALE SPEAKER: Just Harford. So the fact  
20 that Bottom Road is really a road that goes into  
21 Baltimore County, you familiar with that?

22 MR. SHECKELLS: Yes, I am.



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1 MALE SPEAKER: And that is, in fact, a  
2 dirt road, crosses the bridge and then up the  
3 curve. Probably one of the most dangerous curves  
4 in Baltimore County if you've been down that way.  
5 So that doesn't play into this because it wasn't  
6 part of Harford County?

7 MR. SHECKELLS: That's right.

8 MALE SPEAKER: But, in fact, in fact,  
9 Laurel Brook Road is impacted very much by Bottom  
10 Road out of Baltimore County. That's where a lot  
11 of the traffic comes from. Are you familiar with  
12 that?

13 MR. SHECKELLS: Well, we'll have to count  
14 trips coming into the county. We won't have to  
15 make improvements in Baltimore County, but the  
16 traffic study will consider the trip generation out  
17 of Baltimore County to the Harford County roadway  
18 system.

19 MALE SPEAKER: And did you -- sorry, you  
20 might have touched on it earlier, somebody had  
21 mentioned the traffic through the state park. How  
22 is that being handled in terms of the study?

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1 MR. SHECKELLS: Well, it's just --  
2 there's background. They do background trip  
3 counts. So those existing -- the existing traffic,  
4 they'll count and they'll say, okay, here's the  
5 impact of your new trips in the area. And then  
6 based on what's the condition of the intersections,  
7 the existing trip counts and then our proposed trip  
8 counts, they'll say you need to do an improvement  
9 here or an improvement there.

10 MALE SPEAKER: So when you have this  
11 traffic survey, that's not put on by you, it's put  
12 on by the county, right?

13 MR. SHECKELLS: There's a traffic scoping  
14 meeting that's done with the county. They tell our  
15 traffic engineer where to study. I engage a  
16 traffic engineer and they provide the study to the  
17 county for review.

18 MALE SPEAKER: Okay. And then you  
19 mentioned -- both of you, you said that whatever  
20 happens from that traffic thing probably won't shut  
21 this down. The question I'm asking is does the  
22 traffic thing make you put improvements on Laurel

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1 Brook Road? Can they say it will go forward, as  
2 long as you take out half that hill and put more  
3 paved road to make it wider? Does that ever come  
4 into your problem or not?

5 MR. SHECKELLS: Probably not, and here's  
6 why. While we're all looking for driver comfort on  
7 our roadways, if you make a roadway straight and  
8 flat, people will go even faster. So the traffic  
9 engineers say, we actually probably will prefer the  
10 road the way it is.

11 MS. JACKSON: Even though it's impassable  
12 by two cars at one time?

13 MR. SHECKELLS: Well, that's a little  
14 different.

15 MS. JACKSON: I run on that road and I  
16 almost get killed on a daily basis.

17 FEMALE SPEAKER: You have to pull over to  
18 get past a car. One of the people have to pull  
19 over, whoever is not used to our road pulls over.

20 MALE SPEAKER: Did you answer the  
21 question where the dump trucks and so forth,  
22 construction equipment, what roads they'll be using

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1 to get to your site?

2 MR. SHECKELLS: I suspect either -- I  
3 didn't know that was a question. But I suspect  
4 it's either Pleasantville or Friendship.

5 MALE SPEAKER: Friendship or what?

6 MR. SHECKELLS: Pleasantville Road.

7 FEMALE SPEAKER: They won't make it down  
8 Friendship. They'll have to come down  
9 Pleasantville.

10 MR. SHECKELLS: Yeah, I suspect  
11 Pleasantville.

12 MALE SPEAKER: Having been a victim of  
13 Martin Meadows development, Mr. Joe Deigert, or now  
14 Mr. Joe Deigert chose to use a road, the unmarked  
15 road next to me, as opposed to running through  
16 Mosha (Phonetic) Meadows where there's a lot of  
17 more people that live there. So he sacrificed me  
18 all through construction. I would imagine  
19 something like 1500 dump trucks running along my  
20 house that particular year that they were, you  
21 know, the grading was done, so forth and so on.

22 So everybody in this room should realize

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1 that's exactly what's going to happen, no matter  
2 what the promises are that are made, that is what  
3 is going to happen to your road, Laurel Brook Road.

4 MR. STOVER: Yes, ma'am.

5 MS. SCHEIR: I'm Beth Scheir, 2014 Cross  
6 Country Court. Somebody brought up schools  
7 earlier. And while I appreciate that presently  
8 there's not a moratorium, and this is only 25  
9 houses, and if you figure two kids per house,  
10 you're talking 50 kids. Mr. Drescher has another  
11 development going in between Harford Road and  
12 Belair Road just past Fallston Crossing that has 69  
13 houses. The Deigert Trust has several other lots  
14 along Connolly Road.

15 And within the pipeline in the Fallston  
16 school district, there are, in fact, a hundred plus  
17 homes pending being built, not in benefit of  
18 Fallston Middle School and Fallston High School,  
19 potentially impacted by the 257 apartments going in  
20 on Belair Road, 1210 Belair Road across from Old  
21 Joppa Road.

22 I would like that to be on the record for

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1 the purposes of considering enrollment going  
2 forward.

3 MR. SHECKELLS: Thank you.

4 MALE SPEAKER: And traffic going to 152  
5 because we all feed in to 152.

6 MALE SPEAKER: And, approximately, how  
7 much forest need to be cleared for this is and is  
8 there a plan to balance that out with new  
9 plantings?

10 MR. WILSON: Well, we're too early on for  
11 that. There will be some clearing, obviously, for  
12 the entrance and behind some of the house sites.  
13 You know, we will be required to retain a certain  
14 amount and if we go over that, we will have to  
15 reforest either on site or off site.

16 MALE SPEAKER: And was there any study,  
17 or will there be any study for the brook that runs  
18 from kind of the corner at Gunpowder Farms and  
19 Laurel Brook back up through the top side of that  
20 property?

21 MR. WILSON: When you say, "study,"  
22 what --

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1 MALE SPEAKER: Environmental impact.

2 MR. WILSON: Probably not because we're  
3 not going to propose any impacts to it.

4 FEMALE SPEAKER: I've heard that --

5 MALE SPEAKER: For a 25 lot -- or  
6 25-house development?

7 MR. WILSON: Well, we'll be required to  
8 do stormwater management, which will manage all the  
9 water generated from our site. So, in theory,  
10 there should be no impact off site.

11 MALE SPEAKER: Okay.

12 MALE SPEAKER: The pond or the sediment  
13 pond, is it, for rainwater and so forth?

14 MR. SHECKELLS: Yes, sir.

15 MALE SPEAKER: Is that fenced in?

16 MR. WILSON: There's a requirement if the  
17 slide slopes are steeper than 4 to 1, they have to  
18 be fenced in. But probably all these will be  
19 fenced.

20 MALE SPEAKER: Is that childproof?

21 MR. WILSON: They have wire on them, yes,  
22 as opposed to --

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1 MALE SPEAKER: Is it childproof?

2 MR. WILSON: In theory, yes.

3 MR. STOVER: Back in the back.

4 MR. BACHMAN: I have one question. You  
5 made the comment about stormwater management and it  
6 has no impact on other people's lots. Does the  
7 county hold the responsibility, when they come out  
8 with the engineering drawings, to -- that they come  
9 up with the grading plans and the engineering  
10 drawings that if they fail to understand the impact  
11 of water coming off of there, is that the county's  
12 responsibility or the builder's responsibility?

13 MR. SHECKELLS: That usually comes back  
14 to us if it happens within -- we have to bond all  
15 of our stormwater management facilities and then we  
16 have to do what's known as built, so we survey them  
17 after they're built.

18 MR. BACHMAN: Okay.

19 MR. SHECKELLS: And that requires county  
20 personnel to come out, look at drainage patterns  
21 and they sometimes make us do more than what was on  
22 the plan to begin with to get off the bonds.



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1 MR. BACHMAN: Now, if there's stormwater  
2 management facilities -- your ponds. Now, your  
3 ponds are special, understand that, because they're  
4 very expensive the way that they're designed to  
5 meet the state requirements and everything now.  
6 But if the water that you're planning to have come  
7 off of there doesn't flow into your stormwater  
8 plants ponds because of the way everything is laid  
9 out, because the engineering drawings were done and  
10 they didn't understand because they're sitting  
11 there looking at a Google maps, looking at a  
12 computer, watching and looking at the topography,  
13 who -- does the county ultimately have  
14 responsibility for the mistakes? Or the  
15 engineering firm that was approved -- and set those  
16 up and then the county approved them?

17 MR. SHECKELLS: I'd really like a  
18 specific example.

19 MR. BACHMAN: Well, let's talk about  
20 Laurel Brook Road right now, since we're all  
21 talking about it. This gentleman right next to me  
22 had a lot for 15 years that saw no water run next

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1 to his lot. And Barry Andrews built two houses off  
2 of Laurel Brook Road and his lot is a river now.

3 MS. JACKSON: And it's coming into my lot  
4 now.

5 MR. BACHMAN: And it's coming into her  
6 lot.

7 MR. SCHUMAKER: Across the road.

8 MR. BACHMAN: In the front of his house  
9 is an area that was woods that had, no matter how  
10 much rain we ever had, you never saw water in his  
11 woods. He has a pond, when we have more than two  
12 inches of water, in the front of his house. Two  
13 inches of rain, he'll have a pond. The county  
14 says -- Mr. Andrew says -- and I agree with Barry,  
15 Barry says this was the plans that were given to me  
16 that were approved by the county. Okay. That's  
17 fine. And he stood by that, he did it and they had  
18 them checked to be exactly the way they are. He  
19 never had water on his property in 15 years. It's  
20 washing out the side of his piece of property now.

21 Now, who is ultimately responsible for  
22 that when that happens? Because his property sits

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1 up against this side where the water can possibly  
2 run onto that lot too.

3 MS. JACKSON: And feed across --  
4 underneath the street into my lot which runs into a  
5 stream in the back. That's now flooding he and I  
6 both out.

7 MR. STOVER: Counties are immune, as any  
8 governmental agency, from negligence. What I will  
9 say about what I've seen in my experience, we have  
10 an HOA like this neighborhood will, that collects  
11 assessments, the county doesn't hesitate to go to  
12 that HOA, tell them to fix their facilities, if  
13 they're failing, and if they don't, they will then  
14 fix the leak, do the repairs themselves and place  
15 the lien on the property.

16 MR. SCHUMAKER: Well, that's all well and  
17 good, but multiple calls to the county engineering  
18 people that approved this two-site development  
19 yielded nothing but more water coming down that  
20 hill.

21 MR. STOVER: And there's no HOA in that  
22 case.

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1 MR. SCHUMAKER: There's no HOA. There's  
2 me.

3 MR. STOVER: Here, there will be.

4 MR. BACHMAN: Yeah, but when -- here you  
5 are, if you're an HOA, you're a group of -- you're  
6 a community that's having to put money into this.  
7 At some point, doesn't the engineering firm that  
8 originally did the development have some  
9 responsibility, if they didn't do it right?

10 MR. STOVER: I would say that if I did  
11 something wrong in my practice, I would have  
12 responsibility for it. I think it's true of  
13 anybody.

14 MR. BACHMAN: Well, I agree. I mean, I'm  
15 an engineer and I agree, if I mess up something,  
16 I'm -- ultimately, my company is responsible for  
17 it. But it appears that the engineering firm says  
18 the county approved it. It met their requirements,  
19 but you still have a -- you still have a stormwater  
20 problem.

21 I mean, don't get me wrong. I am -- this  
22 piece of property originally owned by the Martins,

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1 and my family goes back 250 years. So I am in  
2 complete agreement that if that piece of property  
3 was somebody else's and they sold it, they have the  
4 right to develop it. But it should not impact  
5 somebody's neighbor.

6 And there's always going to be more  
7 traffic and there's always going to be that,  
8 because I grew up in Fallston. I was here 55 years  
9 ago and there wasn't any traffic in Fallston.  
10 Okay. So I don't feel -- we all got to get used to  
11 more traffic. But we should not impact other  
12 people's property by having water from a  
13 development or a new house or anything else. And  
14 it is so simple, as you grew up to be a farmer, you  
15 can see that it isn't going to work. But now the  
16 county won't do anything about his problem.

17 MR. STOVER: Again, that problem sounds  
18 like it's being generated somewhere else.

19 MR. BACHMAN: It is, but it's also that  
20 piece of property will also be impacted by what you  
21 do in that neighborhood.

22 MR. SCHUMAKER: There's some part of this

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1 property that flows.

2 MALE SPEAKER: That's on the top of a  
3 hill.

4 MR. STOVER: Where is your property?

5 MR. SCHUMAKER: I'm 1733 Laurel Brook.  
6 About the middle of the bottom part.

7 MR. STOVER: What's your name?

8 MR. BACHMAN: Across the straight, across  
9 the bottom.

10 MR. STOVER: What's your name?

11 MR. SCHUMAKER: Where you got the  
12 straight line going across the bottom.

13 MR. STOVER: What's your name, sir?

14 MR. SCHUMAKER: Schumaker.

15 MR. STOVER: Okay. Go it.

16 MR. SCHUMAKER: I mean, that's pretty  
17 flat up in there.

18 MALE SPEAKER: It's on top of the hill.  
19 Don't sit there and say that it isn't the top --

20 MR. WILSON: I could say this. The --

21 MALE SPEAKER: That water is going to  
22 flow downhill.

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1 MS. JACKSON: As the county told us,  
2 water flows downhill. Water flows downhill.

3 MALE SPEAKER: Make sure you get that.

4 MR. SHECKELLS: Do we have a tape measure  
5 here? So I think there's two -- there's a couple  
6 answers to that question. One, the lots up the  
7 street where Barry is, I believe that all the  
8 stormwater management is what's known as on lot  
9 micro stormwater practices. So there was -- I  
10 don't think that ten-year management was required.

11 MR. WILSON: I'd have to see the  
12 specifics of it, but there might -- they probably  
13 were developed under what's called a standard plan,  
14 which is, you know, pretty lax.

15 MR. SHECKELLS: So we're going to have  
16 these basins that we'll have -- that will be  
17 retaining the water. And Bob's going to follow all  
18 the regulations; so he's probably going to say the  
19 same thing if there's a problem in the future. I  
20 followed the regulations, it was approved by the  
21 county. So that's kind of the technical side.

22 The more -- the one that's harder to pin

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1 down, I also -- I've lived in Fallston all my life.  
2 My parents moved here in 1974. There's, you know,  
3 I've seen the same growth.

4 I don't want really to be known as the  
5 guy who built this community and there's water  
6 problems all over the neighborhood. I don't have  
7 the ability to, after this project is done, to go  
8 disappear. So I'd like to think that if there's an  
9 issue, we're going to take care of it in the  
10 future.

11 MALE SPEAKER: It's very reassuring to  
12 all of us.

13 MS. BRUNDRETT: That's another reason  
14 that the woods that's there needs to stay because  
15 that helps with the water.

16 MR. SHECKELLS: There's a tremendous  
17 amount of woods being retained.

18 MS. JACKSON: Where's the water retention  
19 pond at the bottom of that, near Mr. Schumaker's  
20 property we were just pointing out? Is there a  
21 water retention on the bottom part?

22 MR. WILSON: Actually, the high point



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1 comes through here like this and all this water is  
2 going straight this way. From this high point  
3 over, this water is going this way. And we're not  
4 proposing any impervious surface on the small  
5 drainage area going back to Mr. Schumaker's  
6 property. So the impacts from our subdivision on  
7 Mr. Schumaker will be lawn.

8 MALE SPEAKER: The problem is --

9 FEMALE SPEAKER: Several of us don't know  
10 what HOA stands for.

11 MR. WILSON: Homeowners association.

12 MR. STOVER: Homeowners association.

13 MALE SPEAKER: Is there already a  
14 homeowners association?

15 MR. STOVER: There will be.

16 MR. WILSON: Not yet.

17 MALE SPEAKER: How does that work? How  
18 does the homeowners assure an association before  
19 there is a homeowner?

20 MR. STOVER: The county requires it as  
21 part of their preliminary plan approval to form it.

22 MALE SPEAKER: So in order to buy a house

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1       there, you have to join the association?

2               MR. STOVER: Yes. Every single lot will  
3       be subject to that homeowners association.

4               MALE SPEAKER: They require you to  
5       maintain it and keep it going.

6               MR. STOVER: Mr. Schumaker, you wanted --

7               MR. SCHUMAKER: Have you done a grading  
8       plan for this yet? Is there a preliminary grading  
9       plan for that development yet?

10              MR. WILSON: We are working on that now,  
11       but it's not complete.

12              MR. SCHUMAKER: Because as much as you  
13       say the high point is -- and you're correct about  
14       that on the right-hand side, but in the other  
15       corner -- keep going to your left -- in that  
16       corner, that all flows down. That's a slope going  
17       this way.

18              MR. WILSON: It's all flowing that way?

19              MR. SCHUMAKER: No, no.

20              MR. BACHMAN: Uh-uh. Uh-uh.

21              MS. JACKSON: No. Down towards the  
22       house. Towards Laurel Brook Street.

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1 MR. BACHMAN: I'm in the corner and  
2 that's kind of a higher spot. And it flows to the  
3 right and then back on that side.

4 MR. STOVER: What's your name, sir?

5 MR. BACHMAN: Bachman.

6 MR. STOVER: Bachman. And you're --

7 MR. BACHMAN: Right on the corner.

8 MR. SCHUMAKER: Right on the corner.

9 MR. BACHMAN: That right there, yep.

10 MR. SCHUMAKER: That line -- that line on  
11 the, I guess that would be considered the southwest  
12 side, that slopes from that corner down --

13 MR. BACHMAN: To the right.

14 MR. SCHUMAKER: -- just about to the  
15 corner of my lot and then it goes the other  
16 direction. So now you have this going on.

17 MR. BACHMAN: See, our only concern with  
18 something like this is that we -- everybody follows  
19 it, everybody follows the plan and all of that.  
20 And then like last spring on May 2nd or whatever it  
21 was, you had a 9-inch rain. Very unusual. A  
22 hundred-year rain and everything else, but if the

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1 plan is wrong, it has big impacts downstream. And  
2 the county will sit there and the guy -- the nice  
3 man at the county will definitely remind you and  
4 tell you that, Mr. Schumaker, water flows downhill.  
5 And that's exact words that the guy had. And it's  
6 like, yeah, like I'm stupid.

7 MR. SCHUMAKER: That's what I got from  
8 both Barry and Nelson Allen at the county. And,  
9 you know, I don't appreciate it. I have a gully in  
10 my yard now right down along the side of my house.

11 MS. JACKSON: And I have a swamp in mine.

12 MR. SCHUMAKER: You know, I was a  
13 gentleman to everybody.

14 MR. STOVER: Well, bear in mind, like  
15 Fred and Bob both said, this plan -- they have to  
16 go through a different procedure than what Barry  
17 did.

18 MALE SPEAKER: Can you explain that  
19 different procedure?

20 MR. STOVER: Bob, you want to --

21 MR. WILSON: Well, I'm speculating that  
22 if it was a couple lots, that he didn't have to do

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1 an official stormwater management. This  
2 subdivision will have to go through the full  
3 stormwater process, which is a three-step process.  
4 You do a concept plan, a development plan and a  
5 final plan that's very detailed, very time  
6 consuming and very expensive.

7 The end result is to avoid all the  
8 problems that you all are bringing up. And that's  
9 what our intent is. You know, certainly we're not  
10 going to be proposing an increased runoff to any  
11 adjoining property.

12 MALE SPEAKER: Will you be putting up --  
13 when all the grass is torn up due to construction,  
14 will you be putting up a temporary retaining wall  
15 to keep the mud from washing down there.

16 MR. WILSON: There's either going to be  
17 silt fence requirements. They'll be berm  
18 requirements to divert the water to sediment  
19 basins. But, yes, all that is part of the  
20 development process.

21 MALE SPEAKER: Were you aware of the  
22 water problems that these properties were having

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1 before tonight?

2 MR. WILSON: No.

3 MALE SPEAKER: Okay.

4 MS. JACKSON: So someone will take that  
5 into consideration? That's being noted now that  
6 somebody will take extra note on that to make sure  
7 that --

8 MR. STOVER: I've been taking notes, but  
9 more importantly, everything is written down in the  
10 transcript.

11 MS. JACKSON: I mean, the runoff from  
12 that property that Barry just built, you see the  
13 mud was in his yard and my yard from just that one  
14 property.

15 MALE SPEAKER: They were just two lots.

16 MS. JACKSON: It's two lots.

17 MR. WILSON: I understand.

18 MS. JACKSON: I mean, I have a pipe right  
19 now that goes under the ground that's blocked and  
20 is just dumping water into my yard.

21 MALE SPEAKER: It's filled with silt  
22 that came from those two lots.

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1 MR. STOVER: Where are you located?

2 MS. JACKSON: I'm across the street from  
3 Glenn Schumaker.

4 MR. STOVER: So you're downhill?

5 MS. JACKSON: Yeah. But the water that's  
6 running into his yard now, what they're saying used  
7 to be dry woods is now coming through the pipe that  
8 runs underground, under my drain field and into my  
9 backyard into the stream that can't handle the  
10 water. The pipe --

11 MR. STOVER: What's your name, ma'am, for  
12 the record?

13 MS. JACKSON: Kathy Jackson.

14 MR. STOVER: Jackson. And you're down  
15 here?

16 MALE SPEAKER: Right across the street.

17 MS. JACKSON: Right across the street.

18 MALE SPEAKER: So we're even downhill  
19 from that, Mr. Schumaker.

20 MR. WILSON: Which lots did Barry do? Is  
21 that these two right here?

22 MR. BACHMAN: Yes.

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1 FEMALE SPEAKER: What is your address,  
2 sir? What is your address?

3 MALE SPEAKER: 1730. And all that water  
4 now flows into Laurel -- into the --

5 MS. JACKSON: The stream.

6 MALE SPEAKER: The stream right there.

7 MS. JACKSON: The stream that runs behind  
8 my house across from Glenn.

9 MALE SPEAKER: So it just, you know, what  
10 it's going to do is just push more water down the  
11 stream. People down the stream are going to feel  
12 the impact, so...

13 MALE SPEAKER: Do you know when you're  
14 going to do the traffic survey?

15 MR. SHECKELLS: They are working on it  
16 now.

17 MALE SPEAKER: So does that involve one  
18 of those rubber strips that run across the road  
19 or --

20 MR. SHECKELLS: Sometimes they put a car  
21 out to count it by hand.

22 MALE SPEAKER: For how long?



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1 MR. SHECKELLS: They have to do peak  
2 hours; so they're generally there 4:00 to 6:00 or  
3 4:00 to 7:00. I try to stay out of it. It's mind  
4 numbingly boring.

5 MALE SPEAKER: No, it's just the time of  
6 year will --

7 MR. SHECKELLS: Oh, yeah. They don't  
8 like us counting in the summer.

9 MALE SPEAKER: Yeah. That's significant.

10 FEMALE SPEAKER: Where do you want these  
11 papers put?

12 MR. STOVER: Are those comments? You can  
13 give them to me before you leave.

14 FEMALE SPEAKER: I'm getting ready to  
15 leave.

16 MALE SPEAKER: Is there a phone number we  
17 can call if we have questions later on?

18 MR. WILSON: I mean, my phone number is  
19 on the plan. Anybody can feel free to call me.

20 MR. STOVER: That's also -- your phone  
21 number is also on the county website.

22 MALE SPEAKER: All right.

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1 FEMALE SPEAKER: What is your phone  
2 number?

3 MR. WILSON: (410)692-0099.

4 FEMALE SPEAKER: Okay.

5 MR. STOVER: Sir, in the back.

6 MALE SPEAKER: Okay. When are they going  
7 to start putting the road in? When will the trees  
8 start being cleared from the road? Do you know  
9 when that's going to happen?

10 MR. SHECKELLS: Probably a year from now.

11 MALE SPEAKER: So nothing is going to be  
12 happening for a year?

13 FEMALE SPEAKER: Is that going to be a  
14 two-way street?

15 MR. SHECKELLS: Um-hum.

16 MALE SPEAKER: Can I still walk my dogs  
17 over there, once they put it in? It's a really  
18 nice place to walk the dog.

19 MALE SPEAKER: You have to run them,  
20 Jack.

21 MR. SHECKELLS: We good, Brad?

22 MR. STOVER: Any other questions,

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1 comments?

2 MALE SPEAKER: So this is a done deal?  
3 This is definitely on the books to happen?

4 MR. STOVER: No. This is step one in the  
5 process.

6 MALE SPEAKER: No, I mean, as far as  
7 eventually there's going to be homes there?

8 MR. STOVER: That's certainly the intent  
9 of the owner, yes. Yes.

10 MALE SPEAKER: Okay. No, but like I  
11 thought they had to get the zoning approved and  
12 zones all --

13 MR. STOVER: The zoning is approved for  
14 what you see in the plan, yes.

15 MS. PARKINSON: What -- I live right on  
16 the same side as they do, Mr. Schumaker.

17 MR. STOVER: What's your name, ma'am?

18 MS. PARKINSON: Joan Parkinson.

19 MR. STOVER: Which house?

20 MS. PARKINSON: What happened to the  
21 original plan that was supposed to be only six  
22 houses up there? Why did they -- because you

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1       couldn't make as much money off of it? Is that why  
2       you changed it?

3               MR. STOVER: I'm listening to you, but I  
4       still want to see which house she's in.

5               MS. JACKSON: She's two houses --

6               MS. PARKINSON: I'm 1715. I'm on the  
7       other end of Mr. Schumaker.

8               MS. JACKSON: Yeah, two houses up.

9               MALE SPEAKER: Next to the Bakers.

10              MS. PARKINSON: Originally, it was only  
11       supposed to be six homes up there because I know  
12       the person that owned the property.

13              MALE SPEAKER: One of the three six --  
14       one of the six lots.

15              MR. WILSON: As it exists now, it is in  
16       the six lots that you're speaking of.

17              FEMALE SPEAKER: So you couldn't make as  
18       much money off of it, so you decided to go this  
19       way?

20              MR. WILSON: I guess that's one way of  
21       putting it.

22              MALE SPEAKER: It's zoned rural

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1 residential.

2 FEMALE SPEAKER: And ruin the  
3 neighborhood.

4 MR. SHECKELLS: It's zoned rural  
5 residential. We are buying developmental rights  
6 from ag property further up in Fallston.

7 FEMALE SPEAKER: This was rezoned nine  
8 years ago, something like that.

9 MR. SHECKELLS: Yeah, that sounds about  
10 right.

11 MALE SPEAKER: Because we moved here in  
12 2005. What, 2007, '6, they rezoned this from ag to  
13 rural residential.

14 MR. STOVER: That's correct. The zoning  
15 from '04, which wasn't completed until '06.

16 MALE SPEAKER: Yes.

17 MR. BACHMAN: Clarify your development  
18 rights from other --

19 MR. SHECKELLS: So the new RR zoning  
20 requires the developer to buy development rights  
21 from ag land to transfer those into the RR to get  
22 our density.

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1 MR. BACHMAN: Absolutely. Now I  
2 understand that. But now does it still have the  
3 requirement that they have to be able to be  
4 transferred through other property or do they just  
5 pick them up?

6 MR. SHECKELLS: No. I think that was --  
7 that was an ag to ag.

8 MR. WILSON: I can clarify that. For the  
9 newly rezoned rural residential properties, village  
10 residential properties, the county enacted a  
11 different legislation than what you're talking  
12 about.

13 MR. BACHMAN: They used to have it, you  
14 had to transfer it through, right?

15 MR. WILSON: Well, no, it had to be  
16 within a half a mile. That's agricultural zoned  
17 property to agriculturally zoned property. For RR,  
18 VR, the new zones, in order to, I guess, create  
19 this development right to transfer, that they're  
20 countywide, there's no restrictions on -- any ag  
21 ground anywhere in the county can send development  
22 rights to this property.

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1 MR. BACHMAN: And that was the thing  
2 about moving more development along this portion of  
3 the county and taking it out of -- taking those  
4 things from the northern part of the county.

5 MR. WILSON: Correct.

6 MR. BACHMAN: And that was all part of  
7 the last plan?

8 MR. WILSON: Yes.

9 MALE SPEAKER: So how long has this been  
10 zoned RR?

11 MR. STOVER: Since 2006, I believe.  
12 Sir?

13 MALE SPEAKER: Is this the only required  
14 meeting with the public or as this concept plan  
15 develops over time, there will there be other  
16 meetings?

17 MR. WILSON: When we go to the  
18 Development Advisory Committee, all the adjoiners  
19 will be notified again by mail and the public's  
20 invited to that meeting, which is in 220 South Main  
21 in Bel Air.

22 MALE SPEAKER: So just adjoining

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1 property.

2 MR. WILSON: And that will be advertised,  
3 signs posted. Just similar -- the same procedure  
4 we went through here.

5 MALE SPEAKER: When would you expect that  
6 to be?

7 MR. SHECKELLS: A couple of months.

8 MR. WILSON: A couple of months.

9 MR. STOVER: Any more questions,  
10 comments?

11 MS. HAWK: I have a really quick  
12 question. Back to where you said the HOA.

13 MR. STOVER: I'm sorry, your name?

14 MS. HAWK: My name is Jen Hawk, I live on  
15 Gunpowder Farms. Will it be an HOA for sure or you  
16 think you need a covenant?

17 MR. STOVER: The county will require an  
18 HOA.

19 MS. HAWK: Has to be an HOA, okay.

20 MR. AMBROSICH: How do they monitor its  
21 existence and that it stays an HOA and can enforce  
22 rules? Because in our subdivision, an HOA was



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1 started and then everybody let it go. And then  
2 since we've been -- I live on Gunpowder Farms also.  
3 My name is Steve Ambrosich. And there was  
4 something that happened in the neighborhood and we  
5 all got together and said, well, we're going to get  
6 the HOA going again. Well, you can't do that.  
7 That's just a precedent.

8 MR. STOVER: Yeah.

9 MR. AMBROSICH: But it dissolved  
10 because --

11 MALE SPEAKER: Well, that's what happened  
12 up at Fallsbrooke, that's why they don't have their  
13 water going.

14 MALE SPEAKER: Okay. They just got it  
15 resurfaced.

16 FEMALE SPEAKER: That was a county road.

17 MALE SPEAKER: Was that a county road or  
18 was that a development?

19 MALE SPEAKER: Anyway so --

20 MR. STOVER: Does the county police it on  
21 an ongoing basis? Absolutely not.

22 FEMALE SPEAKER: So who is taking care of

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1 the stormwater management system? Is that through  
2 the HOA or is that the county?

3 MR. STOVER: So the HOA will -- the  
4 restrictive covenants that run with the land will  
5 provide for an annual assessment. That assessment  
6 will collect enough money, based on the budget, to  
7 maintain stormwater management.

8 FEMALE SPEAKER: If it stays in  
9 existence.

10 MR. STOVER: That happens sometimes.

11 MR. SHECKELLS: My experience with the  
12 newer HOAs is there's enough teeth in the documents  
13 and there's normally a good group of motivated  
14 folks that really push it and then when someone is  
15 defaulting on their HOA dues, they can lien the  
16 property, and a lot of times, it won't -- sometimes  
17 it doesn't get cleaned up until after a sale. But,  
18 lately, it has -- I've seen some HOAs be cleaned up  
19 like for the foreclosure process.

20 MR. STOVER: Well, that and I mentioned  
21 earlier, the county lately has not been hesitating  
22 to, if a facility is failing, the HOA is dropping

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1 the ball, do it themselves and then assess the lot  
2 owners to make sure it gets paid. Doesn't make the  
3 lot owners very happy, but gets the facility fixed.

4 Did everybody get a chance to sign in? I  
5 know I got started. I want to make sure that  
6 everybody signed in.

7 MALE SPEAKER: Can I take a photo of  
8 that?

9 MR. STOVER: Yes. And like I mentioned,  
10 I can also email it to you in PDF.

11 MALE SPEAKER: You going to email it  
12 everybody that way?

13 MR. STOVER: I certainly can.

14 (Off the record at 7:06 p.m.)  
15  
16  
17  
18  
19  
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21  
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1 CERTIFICATE OF SHORTHAND REPORTER - NOTARY PUBLIC

2 I, STEPHANIE HUMMON, Registered

3 Professional Reporter and Notary Public, the

4 officer before whom the foregoing deposition was

5 taken, do hereby certify that the foregoing

6 transcript is a true and correct record of the

7 proceedings; that said testimony was taken by me

8 stenographically and thereafter reduced to

9 typewriting under my supervision; and that I am

10 neither counsel for or related to, nor employed by

11 any of the parties to this case and have no

12 interest, financial or otherwise, in its outcome.

13 IN WITNESS WHEREOF, I have hereunto set

14 my hand and affixed my notarial seal this 22nd day

15 of May, 2015.

16  
17 My commission expires: June 18, 2015.

18  
19  
20 Stephanie L. Hummon

21 NOTARY PUBLIC IN AND FOR

22 THE STATE OF MARYLAND

A				
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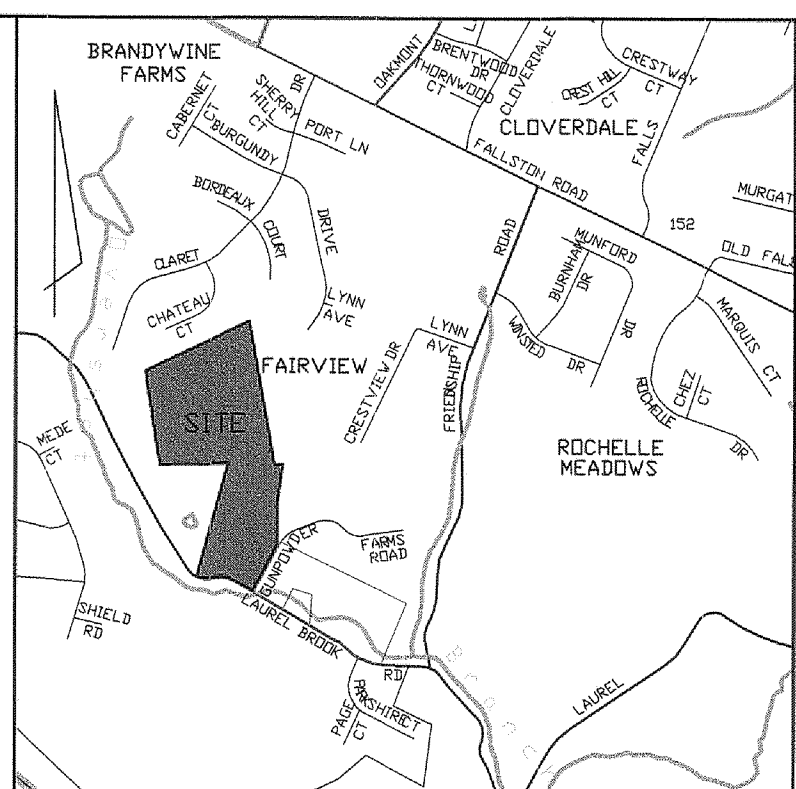
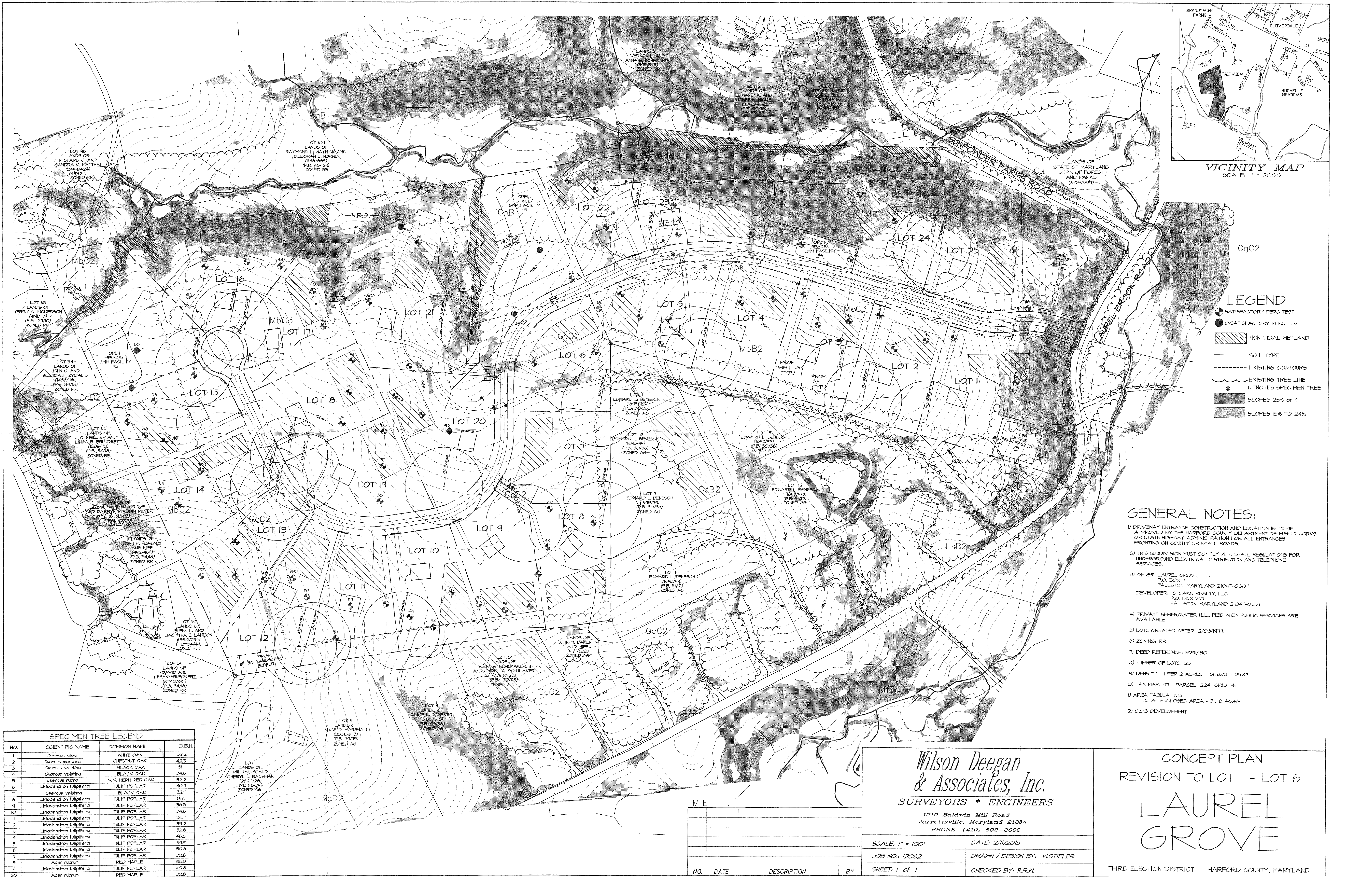
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36:4	<b>7</b>			
<b>30,000-foot</b>	<b>7:00</b>			
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	<b>7:06</b>			
<b>4</b>	74:14			
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<b>4:00</b>				
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<b>40</b>	<b>81438</b>			
10:8	1:21			
<b>400</b>	<b>836</b>			
34:17	1:13			
<b>410)692-0099</b>	<b>850</b>			
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1:15	<b>9</b>			
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<b>45</b>	<b>900</b>			
17:5 25:17	11:18			
	<b>99</b>			
<b>5</b>	32:4			
<b>50</b>				
12:21 18:19,20				





VICINITY MAP  
SCALE: 1" = 2000'

- LEGEND**
- SATISFACTORY PERC TEST
  - UNSATISFACTORY PERC TEST
  - ▨ NON-TIDAL WETLAND
  - SOIL TYPE
  - EXISTING CONTOURS
  - EXISTING TREE LINE
  - DENOTES SPECIMEN TREE
  - SLOPES 25% or <
  - SLOPES 15% TO 24%

**GENERAL NOTES:**

- 1) DRIVEWAY ENTRANCE CONSTRUCTION AND LOCATION IS TO BE APPROVED BY THE HARFORD COUNTY DEPARTMENT OF PUBLIC WORKS OR STATE HIGHWAY ADMINISTRATION FOR ALL ENTRANCES FRONTING ON COUNTY OR STATE ROADS.
- 2) THIS SUBDIVISION MUST COMPLY WITH STATE REGULATIONS FOR UNDERGROUND ELECTRICAL DISTRIBUTION AND TELEPHONE SERVICES.
- 3) OWNER: LAUREL GROVE, LLC  
P.O. BOX 7  
FALLSTON, MARYLAND 21047-0007  
DEVELOPER: 10 OAKS REALTY, LLC  
P.O. BOX 251  
FALLSTON, MARYLAND 21047-0251
- 4) PRIVATE SEWER/WATER NULLIFIED WHEN PUBLIC SERVICES ARE AVAILABLE.
- 5) LOTS CREATED AFTER 2/08/1971.
- 6) ZONING: RR
- 7) DEED REFERENCE: 3241/130
- 8) NUMBER OF LOTS: 25
- 9) DENSITY - 1 PER 2 ACRES = 51.78/2 = 25.89
- 10) TAX MAP, 41 PARCEL: 224 GRID: 4E
- 11) AREA TABULATION:  
TOTAL ENCLOSED AREA - 51.78 AC +/-
- 12) C.O.S DEVELOPMENT

SPECIMEN TREE LEGEND			
NO.	SCIENTIFIC NAME	COMMON NAME	D.B.H.
1	Quercus alba	WHITE OAK	32.2
2	Quercus montana	CHESTNUT OAK	42.3
3	Quercus velutina	BLACK OAK	31.1
4	Quercus velutina	BLACK OAK	34.6
5	Quercus rubra	NORTHERN RED OAK	32.2
6	Liriodendron tulipifera	TULIP POPLAR	40.7
7	Quercus velutina	BLACK OAK	32.7
8	Liriodendron tulipifera	TULIP POPLAR	31.6
9	Liriodendron tulipifera	TULIP POPLAR	36.5
10	Liriodendron tulipifera	TULIP POPLAR	34.6
11	Liriodendron tulipifera	TULIP POPLAR	36.7
12	Liriodendron tulipifera	TULIP POPLAR	33.2
13	Liriodendron tulipifera	TULIP POPLAR	32.6
14	Liriodendron tulipifera	TULIP POPLAR	46.0
15	Liriodendron tulipifera	TULIP POPLAR	34.4
16	Liriodendron tulipifera	TULIP POPLAR	30.6
17	Liriodendron tulipifera	TULIP POPLAR	32.5
18	Acer rubrum	RED MAPLE	50.3
19	Liriodendron tulipifera	TULIP POPLAR	40.5
20	Acer rubrum	RED MAPLE	32.5

*Wilson Deegan & Associates, Inc.*  
SURVEYORS \* ENGINEERS  
1219 Baldwin Mill Road  
Jarrettsville, Maryland 21084  
PHONE: (410) 692-0095

SCALE: 1" = 100'	DATE: 2/11/2015
JOB NO.: 12062	DRAWN / DESIGN BY: WSTIFLER
SHEET: 1 of 1	CHECKED BY: R.R.W.

CONCEPT PLAN  
REVISION TO LOT 1 - LOT 6  
**LAUREL GROVE**  
THIRD ELECTION DISTRICT HARFORD COUNTY, MARYLAND